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8
9 **UNITED STATES DISTRICT COURT**
10 **DISTRICT OF NEVADA**

11 BANK OF AMERICA, N.A.,

12 Plaintiff,

13 vs.

14 MOUNTAIN SHADOWS COMMUNITY
15 ASSOCIATION; LAS VEGAS
16 DEVELOPMENT GROUP LLC; and
NEVADA ASSOCIATION SERVICES, INC.,

17 Defendants.
18

Case No.: 2:16-cv-02210-RFB-GWF

**STIPULATION AND ORDER TO
SUBSTITUTE REAL PARTY IN
INTEREST**

19 Bank of America, N.A (**BANA**) and Las Vegas Development Group, LLC (**LVDG**) stipulate
20 as follows:

21 1. LVDG purchased the real property located at 6225 Hardgate Street, North Las Vegas,
22 Nevada 89031-1392 (the **property**) at an HOA foreclosure sale on May 18, 2012 via a foreclosure
23 deed recorded in Clark County as instrument number 201205240002505.

24 2. On December 16, 2016, LVDG granted the property to Airmotive Investments, LLC
25 (**Airmotive**) through a grant deed recorded in Clark County as instrument number 20170105-0003306.

26 3. LVDG and Airmotive are affiliated business entities with identical common ownership.

27 4. LVDG no longer has a current interest in the real property that is the subject matter of
28 this lawsuit. The interest has been granted to Airmotive.

5. Airmotive will be substituted in for LVDG as the real party in interest as a defendant in this matter. Airmotive adopts and asserts all of the claims and defenses previously asserted by LVDG and LVDG's role in this matter will be terminated.

6. Airmotive agrees to participate as a witness at trial if this case is not resolved by summary judgment.

7. The caption in this matter shall be changed accordingly.

DATED this 13th day of June, 2019.

AKERMAN LLP	ROGER P. CROTEAU & ASSOCIATES, LTD.
<u>/s/ Scott R. Lachman</u> ARIEL E. STERN, ESQ. Nevada Bar No. 8276 SCOTT R. LACHMAN, ESQ. Nevada Bar No. 12016 1635 Village Center Circle, Suite 200 Las Vegas, Nevada 89134 <i>Attorneys for Bank of America, N.A.</i>	<u>/s/ Timothy E. Rhoda</u> TIMOTHY E. RHODA, ESQ. Nevada Bar No. 7878 ROGER P. CROTEAU, ESQ. Nevada Bar No. 4958 9120 W. Post Road, Suite 100 Las Vegas, Nevada 89148 <i>Attorneys for Las Vegas Development Group, LLC and Airmotive Investments, LLC</i>

ORDER

IT IS SO ORDERED:


 UNITED STATES MAGISTRATE JUDGE

DATED: 6/18/2019